

ATTACHMENT 1

DIRECTION FROM THE CITY COUNCIL (4-30-07)

Traffic:

- Prop 1B money should be used to offset any proposed Community Facility District/Maintenance District;
- Prop 1B money should augment the needs that would otherwise be unfunded in EDP;
- Maintain a Level of Service (LOS) "D" for all intersections not otherwise specifically identified in the proposed update to the EDP as "E" or "F" intersections

Affordable Housing:

- Require 20% of the housing units on the Arcadia site to be affordable units;
- Require 40% of the housing units on the Evergreen Valley College site to be affordable units

Schools:

- Identify needs assessments by school districts & incorporate into the Funding Agreement;
- Stipulate the Financial resolution with the Evergreen East Side Union High School District in the Funding Agreement;
- Include a stipulation to reserve land on an Opportunity Site for a high school; or
- Identify a location elsewhere in the ESUHSD jurisdiction (not on industrial property or outside UGB)

Amenity & Public Facility:

- Tier 1 funding shall include; 1) Evergreen Little League (legacy), 2) Arcadia Community Center, 3) Thompson Creek Trail, 4) Fowler Creek Park Phase 2 & 3, Pleasant Hills multi-use, community center, ball fields & open space;
 - Incorporate the remaining amenities per the Task Force proposal;
 - Incorporate a payment Phasing Schedule to require payments:
 - a. Prior to building permits for more than 19%
 - b. Prior to building permits for more than 29%
 - c. Prior to building permits for more than 39%
 - Account for pedestrian bridges;
 - Require a 2-acre dedication of land for the South East Branch Library;
 - List terms of future joint-use agreements with the affected school districts;
 - Require up to 45-acre set aside on former golf course site for open space and park use;
- Require a 1-acre land dedication for the relocation of Fire Station #21

Retail/Commercial:

- Limit the construction of a grocery store to 20K sq.ft. with a five year sunset on the Evergreen Valley College Site; and
- Limit commercial square footage on the Arcadia site to 200k sq.ft.

Industrial Retention:

- Retain 1/3 of industrial acreage (105.6 acres)